



WAYNOKA PROPERTY OWNERS ASSOCIATION  
1 WAYNOKA DRIVE  
LAKE WAYNOKA, OHIO 45171  
PHONE: 937-446-3232  
FAX: 937-446-3253

**AGENDA**  
October 14, 2023

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES REVIEW

PRESIDENT COMMENTS:

REPORTS: ATTACHED AS PART OF THE REPORTS ON THE SPEAKER STANDS:

- FINANCIAL
- MANAGERIAL
- SECURITY

COMMITTEES: ATTACHED AS PART OF THE REPORTS ON THE SPEAKER STANDS:

- LONG RANGE PLANNING
- LAKE ADVISORY
- BUILDING COMMITTEE
- RULES & REGULATIONS
- CAMPGROUND
- ELECTIONS INSPECTORS/NOMINATING CHAIRMAN

UNFINISHED BUSINESS:

(Comments by Board Members, Board Motion (s)/Vote)

NEW BUSINESS:

(Comments by Board Members, Board Motion (s)/Vote)

COMMUNITY ORGANIZATIONS:

SUBMIT MONDAY BY 4PM FOLLOWING PUBLIC MEETING IN WRITING, FOR INCLUSION IN NEWSLETTER/EVENTS

- CIVIC CLUB
- WATER SPORTS CLUB
- SHAWNEE WOMEN'S CLUB
- ART CLUB
- LAKE

MEMBERSHIP COMPLIMENTS AND COMMENTS:

(TIME IS LIMITED TO THREE (3) MINUTES SO ALL CONCERNS CAN BE HEARD)

Executive Session: (If required)

ADJOURN

**CURRENT BOARD MEMBERS**

- Jenny Ellis..... President
- Vernon Taylor....Vice President
- Ken Crank.....Secretary
- John Barton.....Treasurer
- Pat Raleigh.....Member at Large
- Sean Moore
- Jim Marck
- Sue Eads
- Rob Bynum

## **Treasurer Report Month Ending September 2023**

### **Operating Funds**

September total operating income was \$110,000.00.

September total operating expenses were \$273,000.00 with no unexpected expenses.

Operating fund balance at the end of September was \$779,416.39

Operating income for the year at the end of September was \$2,380,000.00. That is 87% of the plan for 2023. Expected income at the end of September was 87% so on budget.

Operating expense for the year at the end of September was \$2,038,000.00. That is 78% of the plan for 2023. Expected expense at the end of September was 77% so 1% over budget.

### **Allocated Assessment Funds**

Income for allocated operating assessments in September were \$8,000.00

Assessment account expenditures in September totaled \$4,000.00.

Balance of all allocated assessment accounts at the end of September were \$1,136,640.30

### **Invested Funds**

Invested Reserves at the end of September totaled \$517,682.19

Total cash on hand at the end of September was \$2,433,738.88

**WAYNOKA PROPERTY OWNERS ASSOCIATION  
TREASURER'S REPORT; BALANCE SHEET**

GENERAL OPERATING FUNDS:	9/30/2023	9/30/2022
OPERATING CHECKING/PEOPLES	\$64,990.99	\$70,472.73
CHARGE CARD ACCOUNT	\$72,186.41	\$35,816.56
OPER SAVINGS/FIRST STATE BANK	\$202,904.75	\$202,847.05
RESERVE OPERATING/FIRST STATE BANK	\$427,745.40	\$428,895.40
LOTTERY CHECKING	\$11,588.84	\$8,218.64
<b>TOTAL OPERATING FUNDS:</b>	<b>\$779,416.39</b>	<b>\$746,250.38</b>
<b>ASSESSMENTS</b>		
\$175.00 ROADS ASSESSMENT	\$645,542.44	\$490,224.06
\$115.00 LAKE ASSESSMENT	\$120,805.33	\$93,889.85
\$115.00 IMPROVEMENT ASSESSMENT	\$311,169.44	\$295,846.79
CAMPGROUND IMPROVEMENT	\$59,123.09	\$105,005.95
<b>TOTAL</b>	<b>\$1,136,640.30</b>	<b>\$984,966.65</b>
<b>WPOA INVESTMENTS:</b>		
* 1ST STATE CDARS #1024534762	\$175,477.89	\$173,474.63
FIFTH THIRD	\$134,700.81	\$134,432.70
1ST STATE CDARS #700700590	\$53,066.02	\$52,877.50
1ST STATE CDARS #700700838	\$154,437.47	\$154,075.71
<b>TOTAL INVESTMENTS:</b>	<b>\$517,682.19</b>	<b>\$514,860.54</b>
<b>TOTAL ALL ACCOUNTS:</b>	<b>\$2,433,738.88</b>	<b>\$2,246,077.57</b>

<b>2023 INCOME END OF August</b>	<b>2023</b>	<b>2023 EXPECTED</b>
<b>\$2,380,000.00</b>	<b>87%</b>	<b>87%</b>
<b>2023 EXPENSE END OF August</b>	<b>78%</b>	<b>77%</b>
<b>\$2,038,000.00</b>		

## Managers' Report

October is budgeting month. The financial committee will be holding meetings all this month preparing an operations budget for the board's consideration. The proposed budget will be presented to the board at the November workshop meeting. Any changes required from the board will be made for a December vote for approval. We are also giving capital projects a hard look for next year.

Dredging will continue until the end of October then the equipment will be removed from the lake to prepare for winter drawdown.

Myself and a few board members attended the OLCA meeting held at Hidden Valley Lake. As always it was a great networking and education opportunity. The board will be reviewing information and opportunities from what was presented at the conference over the next several months.

A reminder that if you plan to leave a pass for a guest to go to the Halloween event, we will not be accepting open passes on that day. We will need the name of your guest for them to get in. Everyday all non-members must have a pass called in for access but we do accept open passes from members for special events.

I have been getting questions about lake lowering. Lake lowering will begin sometime after the 15<sup>th</sup> of November please ensure you have taken care of your boat by that time. The board has decided we will try and take the lake down 5 to 7 feet this winter for dock and shoreline work. If you were considering doing any of that type of work start working with your contractor now. Work completed or not the valve will be closed no later than 15 February.

We are currently looking at bids for replacement of the roofs on the lounge, pool house, and the covered picnic area by the pool. These will be done matching the Recreation center roof.

## Lake Waynoka Police & Front Gate: Monthly Report

*September 2023*

<b>Calls for Service</b>	<b>35</b>	<b>Animal Complaints</b>	<b>4</b>
<b>Arrests</b>	<b>0</b>	<b>Grinder Pumps</b>	<b>22</b>
<b>Reports</b>	<b>15</b>	<b>Squad Calls</b>	<b>4</b>
<b>Citations</b>	<b>2</b>	<b>Fire Runs</b>	<b>0</b>
<b>Warnings</b>	<b>9</b>	<b>Livewell Checks</b>	<b>11</b>
<b>Security Checks</b>	<b>256</b>	<b>Campground Calls</b>	<b>7</b>

### Gate Counts

<b>RFID Front- 16,932</b>	<b>Front Guest Lane- 10,796</b>
<b>RFID Rear Entry- 18,139</b>	<b>Rear Exit- 21,771</b>

### Vehicle Information

<b>Vehicle 1391</b>	<b>Fuel-81.2 gal</b>	<b>Miles Driven-1,307</b>
<b>Vehicle 1591</b>	<b>Fuel-13.6 gal</b>	<b>Miles Driven-129</b>
<b>Vehicle 2091</b>	<b>Fuel-110.5 gal</b>	<b>Miles Driven- 1,663.8</b>

## October 2023 LRPC Report for Monthly WPOA Meeting

1. The Long Range Planning Committee has reviewed project work completed to date in 2023, comparing actual costs to budgeted costs.

- a. Improvements capital assessment account - 62% of budgeted work is done.
  - i. Lodge repairs to remediate water damage were completed.
  - ii. Reroofing the lounge, lodge and pool equipment building are to be completed.
  - iii. Salvage value was collected on two pieces of Maintenance equipment.
- b. Lake capital assessment account - 31% of budgeted work has been completed.
  - i. Dredging work was delayed due to low water levels. Main channel dredging will continue until mid-November, weather permitting.
- c. Roads capital assessment account - 98% of budgeted work is done.
  - i. Running Bear culvert repair was completed with additional reserve funding provided by the WPOA Board.

2. The LRPC, General Manager and WPOA Board have begun reviewing projects and capital assessment budgets for 2024, with awareness that funding must exceed expenses. Membership comments and suggestions that have been shared with the Board will be considered.

- a. Improvements capital assessment account - under consideration for 2024:
  - i. Replacing card reader at Security building
  - ii. Essential lodge repairs (roof, plumbing, foundation)
  - iii. Scheduled interior lounge renovations
  - iv. Rec Center - annual exercise equipment repairs, minor roof repairs, scheduled interior upgrades, replace gym floor
  - v. Outdoor pool - cartridge filter replacements, scheduled furniture replacements
  - vi. Maintenance equipment replacement (2000 GMC truck)
- b. Lake capital assessment account - under consideration for 2024
  - i. Annual lake maintenance - algae control, cove and main channel dredging, stocking fish, erosion control, dock replacements and repairs, sedimentation prevention program at Kiddie Corral.
- c. Roads capital assessment account - under consideration for 2024
  - i. Routine road paving upgrading to asphalt
  - ii. Saving for Waynoka Drive repaving project in 2029.

Respectfully submitted,  
Terry Borgman , LRPC Chair

## Zoning/Building Committee Report

As of 9/30/2023

Below is a breakdown of the permits for September.

### 2023 Zoning/Building Permit Status

	<i>Sep</i>	<i>YTD</i>
Residence	4	20
Dock/boat lift	3	25
Additions	2	5
Repair/Replace	2	31
Pool	0	3
Deck	0	12
Garage	0	14
Storage	3	14
Boat Cover	0	0
Carpport	0	0
Fence	1	16
Misc	0	13
TOTALS	15	153

Don't hesitate to let me know if any questions.

Respectfully submitted,

Pete Levermore

Zoning/Building Committee chair

WPOA October 14, 2023 Monthly Meeting

Election Inspectors/Nominating (Margi Borgman/Nan McHugh/Dawn McNeese, Nominating Chairperson):  
Applications from 9 candidates for the 2023 WPOA Board of Trustees election have been accepted. The candidates are:

John Barton

Gary Dombroskie

Doris Kitchen

Nancee Klein

Chris Lane

Charles Miller M.D.

Joan Pettigrew

David Wagner

Nan Wales

Reminders:

- In order to be eligible to vote you need to be in good standing so please make sure all your dues/fees are paid by October 24th.
- Also make sure the Admin office has your current address, we want everyone to be able to vote.
- Ballots will be mailed out to members in good standing on October 25th.
- Today and after the November WPOA monthly meeting each candidate is invited to use 3 minutes to introduce themselves and tell members why they should be considered a potential trustee after the meeting has adjourned.
- Also the candidate's application statements will be included in the newsletter.